



**1ST FLOOR, 71/73 LYDDEN GROVE
EARLSFIELD, LONDON SW18 4LY**

Guide Rent £40,000 - £80,000 p/a



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

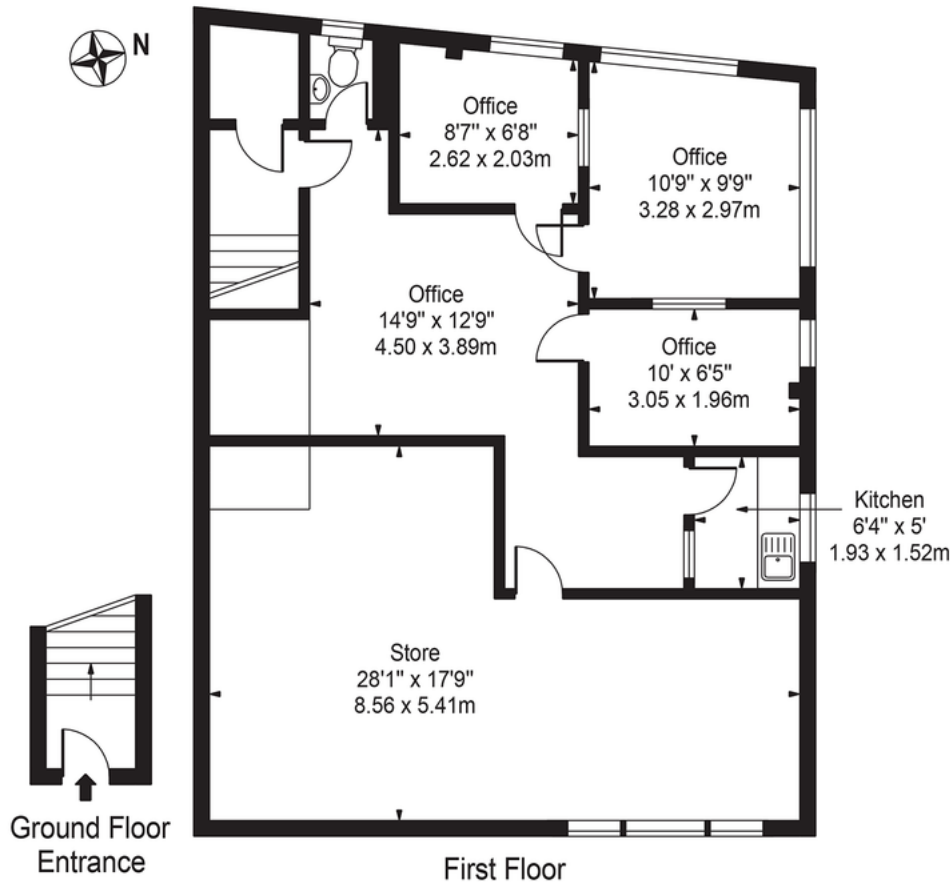
020 8545 0591

www.csj.eu.com

commercial@csj.eu.com

Lydden Grove, Earlsfield, SW18 4LY

Approx. Gross Internal Area 1051 Sq Ft - 97.64 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

DESCRIPTION

First floor industrial office space currently two separate units with a single shared access available as one or split

LOCATION

The centre is located on Lydden Road, which is just off Garrett Lane between Wandsworth town centre and Earlsfield with good access to all local amenities.

The Business Centre has great access to public transport with Earlsfield main line station just 5 minutes walk away which is in turn 3 stops from London Waterloo and 1 stop from Wimbledon. It is also a 15 minute walk from Wandsworth town centre and there is a regular business route that serves the area.

Transport Links: Train Station – 0.34 miles to Earlsfield main line Train Station, 1.01 Miles – Wandsworth Town Train Station. Tube – 0.6 miles – Southfield, 0.9 Miles – Wimbledon Park. Airport – 11.1 miles – London Heathrow Airport, 11.3 Miles – London City Airport.

ACCOMMODATION

71 Lydden Grove - 1,051 Sq Ft (97.64 Sq m)

73 Lydden Grove - 1,235 Sq ft (114.74 Sq m)

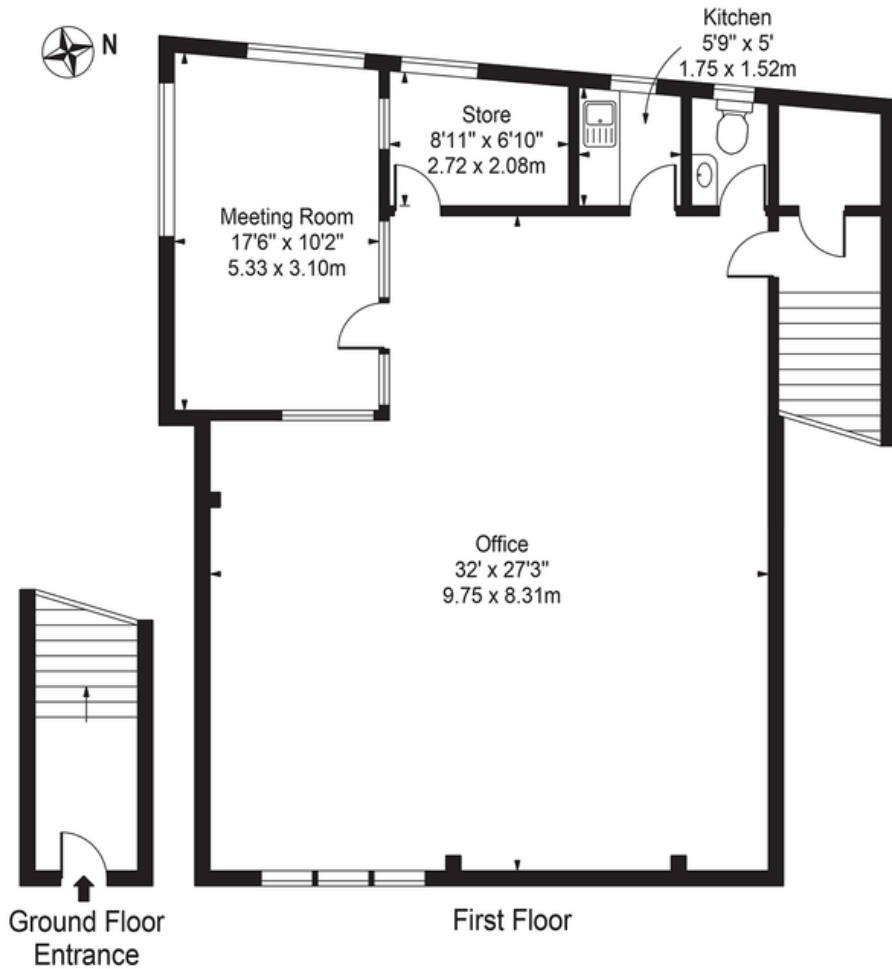
Total - 2,286 Sq ft (212.37 Sq m)

PLANNING

We understand the use of the property is E
Interested parties should rely on their own enquiries which should be made to the planning department at Wandsworth Council

Lydden Grove, Earlsfield, SW18 4LY

Approx. Gross Internal Area 1235 Sq Ft - 114.74 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Christopher St. James
61 High Street
Colliers Wood
London
SW19 2JF



CHRISTOPHER ST. JAMES
Residential / Commercial / Land & Development

020 8545 0591
www.csj.eu.com
developments@csj.eu.com



TERMS

We are instructed as sole agents to seek offers for the whole or part

Guide Rent is £40,000 per unit for a new lease with terms to be agreed by negotiation

VIEWING

Contact sole agents

Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St. James
61 High Street
Colliers Wood
London
SW19 2JF



CHRISTOPHER ST. JAMES

Residential / Commercial / Land & Development

020 8545 0591
www.csj.eu.com
developments@csj.eu.com